



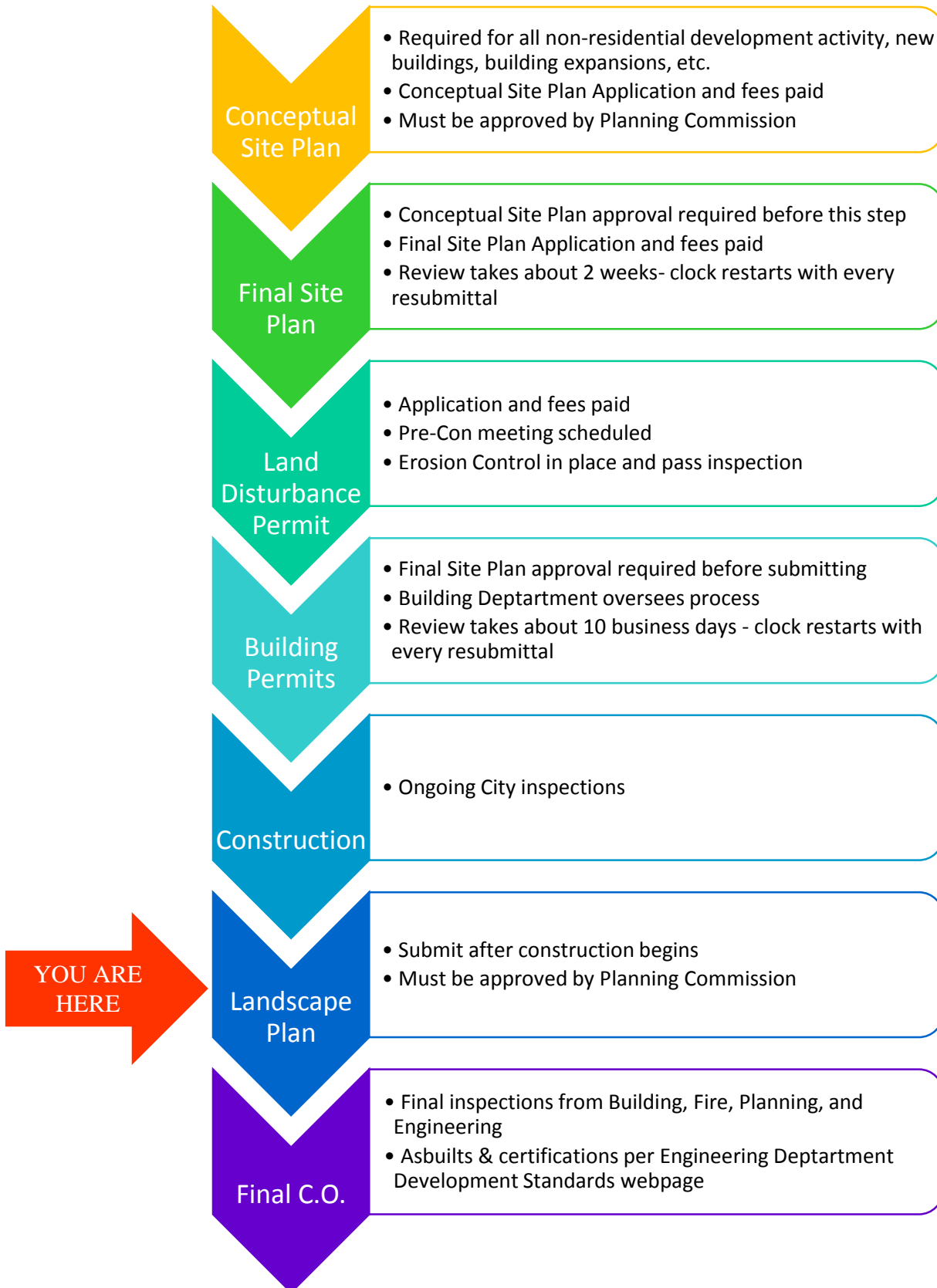
LANDSCAPE PLAN APPLICATION



City of Peachtree City
Planning, Zoning and Engineering
153 Willowbend Road
Peachtree City, Georgia 30269

DEVELOPMENT PROCESS FLOW CHART

153 Willowbend Rd, Peachtree City, GA 30269
770-487-5731
WWW.PEACHTREE-CITY.ORG





LANDSCAPE PLAN APPLICATION

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Fee: \$200

Receipt # _____

Date Filed ____ / ____ / ____

Plan Review# _____

Office Use Only

Name of Project: _____

PRE-SUBMITTAL/DESIGN REQUIREMENTS:

The following items are intended to help guide the design professional in the design and plan preparation process prior to the official submittal to the City.

		YES	NO
A	Planning & Zoning website Government > Planning and Zoning > Files, Forms & Downloads. Use the Landscape Plan Design Checklist http://www.peachtree-city.org/DocumentCenter/View/9680 If NO, explain:	<input type="checkbox"/>	<input type="checkbox"/>

Please make sure all items above are reviewed, otherwise there may be delays in review.

SUBMITTAL REQUIREMENTS:

The following items are intended to help guide applicant in what to include with a submittal.

		YES	NO
1	Appropriate fee attached? If NO - Explain:	<input type="checkbox"/>	<input type="checkbox"/>
2	Application below filled out? If NO - Explain:	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the Landscape Plan Design Checklist filled out and attached? If NO - Explain:	<input type="checkbox"/>	<input type="checkbox"/>
4	Landscape Plan and application submitted in electronic .pdf form?	<input type="checkbox"/>	<input type="checkbox"/>

***Please make sure all items above are completed and included with your submission.
Incomplete submissions will result in delays.***



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SITE LOCATION	Name of Project: _____ Address: _____ _____	SITE INFORMATI	Zoning _____ Property Size: _____ _____ <div style="display: flex; justify-content: space-around; font-size: small;"> Square Feet Acres </div> Impervious Area: _____ _____ <div style="display: flex; justify-content: space-around; font-size: small;"> Square Feet Acres </div>
PRIMARY POINT OF CONTACT	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	OWNER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
DEVELOPER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	LANDSCAPE ARCHITECT	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
PROJECT DESCRIPTION			ALTERNATIVE COMPLIANCE Check any that you are requesting: <input type="checkbox"/> Tree Fund <input type="checkbox"/> Tree Save Credit <input type="checkbox"/> Major Road Landscape Buffer reduction

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council. By signing below, I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

LANDSCAPE PLAN DESIGN CHECKLIST

DEVELOPMENT NAME:

LOCATION:

DATE:

VERSION:

per Zoning District Requirements

- Zoning category: _____
- Adjacent property zoning: North: _____ South: _____ East: _____ West: _____ Other: _____
- Screening required per zoning category regs or Sec 714 of LDO: _____
- Planning Commission conditions of conceptual site plan approval: _____

per Zoning Section 916 Transitional Yard for GC, LUC, OI, LI, or GI

- adjoins a residential land: min. 75 feet
- that have greenbelt less than 75 ft: sized to add up to 75 ft from res property line.
- that have greenbelt 75 ft or greater: no transitional yard
- Absolutely no clearing and/or grading, except for perpendicular utility crossings
- Stormwater detention not within the transition yard
- Landscaping within yard min ten feet at maturity and/or a height that will provide intervening vegetation to the full height of the proposed structure as viewed from level of five feet six inches at any point along the abutting use setback line and/or the second story of a residential use.
- Where greenbelt used to reduce transition yard size, the greenbelt shall be enhanced to meet above using:
 - Meandering berms min four feet high with 4:1 slopes and a crown width min 4 ft.
 - The top of the berm with 6 ft privacy fence, painted or stained a neutral color.
 - At the base and on both sides of the fence, evergreen vines planted at min four feet on center
 - The slopes of the berm planted with evergreen in staggered rows at eight feet on center. Minimum height of the evergreen plant material six to eight feet in height
 - All exposed areas on the berm mulched min four inches hardwood bark mulch.
 - A drip irrigation system

per Land Development Section 723 Buffer Standards for Major Thoroughfares

- Is the property along a Major Thoroughfare? _____ major thoroughfare category: _____
- Arterial*
 - Existing developed lot recently rezoned or increasing intensity? (Buffer required) _____
 - Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 feet) _____
 - Existing lot with avg depth between 200 - 220 feet (buffer = 20 ft + # over 200) _____
 - Residential buffers.* 100 ft (min) city-owned greenbelt required
 - Nonresidential buffers.* 60 ft tree-save/landscape buffer
 - 50 feet if adding 10% more caliper inches required on site
 - 40 feet, if adding 20% more caliper inches required on site
 - 50 feet if between arterial and parallel service road with 30 feet treesave buffer
- Scenic Road (Peachtree Parkway North between Gin Branch and Flat Creek)*
 - Existing developed lot recently changed zoning or intensity? (yes= buffer required) _____
 - Existing developed lot < 2 acres or avg depth 300 feet or less (buffer = 50 ft) _____

Landscape Plan Design Checklist

- Residential buffers. 100 ft (min) city-owned greenbelt required
- Nonresidential buffers. 50 ft (min) city-owned greenbelt and a 50 ft (min) undisturbed natural buffer; or 100 foot (min) city-owned greenbelt
- Scenic Road (Aberdeen [see ordinance] & Riley Pkwy between Aberdeen and Flat Creek)
 - Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
 - Residential buffers. 50 ft (min) city-owned greenbelt required
 - Nonres. buffers min 50 ft undisturbed natural buffer; or min 50 ft city-owned greenbelt
- Community Collector
 - Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
 - Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 ft) _____
 - Residential buffers. 50 ft (min) city-owned greenbelt required
 - Nonresidential buffers. 50 ft tree-save/landscape buffer
 - 40 feet if adding 10% more caliper inches on site
 - 30 feet if adding 20% more caliper inches on site
- Village Collector
 - Existing developed lot that recently changed zoning or intensity? (yes = buffer required) _____
 - Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 ft) _____
 - Residential buffers. 25 ft (min) city-owned greenbelt required
 - Nonresidential buffers. 25 ft tree-save/landscape buffer
- Required buffer: _____

per Land Development Section 1110 Landscape Plan Specifications

- Plan prepared and/or signed and sealed by a registered landscape architect licensed in GA
- Min 3 caliper inches canopy trees + 2 caliper inches understory trees per 1,000 SF of impervious surface
 - Impervious Surface SF: _____ divided by 1,000=_____
 - times 3 = canopy inches required: _____ provided: _____ # trees: _____
 - times 2= understory inches required: _____ provided: _____ # trees: _____
 - TOTAL required: _____; total provided: _____
- Each canopy tree minimum of two and one-half inches in caliper.
- Each deciduous understory tree shall be a minimum of two inches in caliper.
- Each evergreen understory tree minimum of 15 gallons or a minimum of six feet
- All areas not devoted to structures, parking, driveways, site development features or the preservation of natural vegetation shall be landscaped.
- Tree save areas not to include landscape buffers
- Tree save credit maximum 25 percent reduction in the total number of trees required
 - Total SF of tree save area: _____ Total lot area SF: _____
 - Tree save area divided by lot area: _____ multiply by 100 (Tree save credit) _____%
 - Required canopy inches _____ Required understory inches: _____
- Special consideration for saved specimen trees identified on conceptual plan tree survey (requires planning commission approval) If yes, requested reduction in total caliper inches: _____
- If no underground irrigation, a water source provided min 100 feet from all planting areas.
- May require additional vegetation to re-naturalize areas along roads. supplement tree replacement requirements with smaller plant material (one-gallon maximum) in buffer areas that are void of vegetation.
- Alternative Compliance Requested (Requires Planning Commission Approval)
 - No more than 50% of the trees required by this ordinance be met through alternative compliance.

per Land Development Section 1108 Parking lot design standards

- Linear planting islands may be used to separate rows of parking. Where applicable, the linear planting islands shall be a minimum of ten feet in width as measured from back of curb.

Landscape Plan Design Checklist

- Planting islands shall be 100 percent landscaped with canopy trees, understory trees, evergreen shrubs and/or groundcover in mulched beds. Sod and/or lawn areas shall not be permitted within planting islands.
- The perimeter of all parking lots shall be landscaped with evergreen plant material. Minimum 3-gallon and 24 inches in height when planted
- The center of all planting holes shall be no closer than 36 inches from the back of curb or edge of pavement.
- Plants shall be installed in staggered rows at no less than four feet on center with no more than two feet between rows of shrubs.
- Plant material shall not obstruct the view between 24 inches and 60 inches in height adjacent to all access drives, internal streets and/or parking aisles.

per Land Development Sec 1109 Screening

- Verify final site plan notes per roof-mounted or ground screening required
- Show location of ground mechanical/ utility equipment
- HVAC equipment screened by an opaque wall/ fence and/or evergreen plant
 - Screening at least 12 inches taller than equipment
 - Screening designed to be compatible w/ exterior of the building.
- Electrical/ cable/ other utility boxes screened with evergreen plant material.

per Land Development Section 806 Sidewalk Design Standards

- Minimum two-foot-wide grass strip between back of curb and sidewalk.
- Understory trees, shrubs, ground-cover or vegetation other than grass not permitted within grass strip or within four feet from the edge of the sidewalk.
- Canopy trees not within eight feet from the edge of a sidewalk and shall include a root barrier along the edge of the sidewalk for a distance of no less than 20 feet. Root barrier product specifications and depth of installation must be included in plans.

per Land Development Section 1111 Landscape Plan Submittal

- Title of project and physical address of the site.
- Site location map, north arrow, and scale of drawing.
- Name, address and telephone number of owner/developer.
- Name address and telephone number of the person who prepared the plan.
- A detailed summary of existing site conditions as follows:
 - Total site area
 - Total unbuildable area: (floodplain, wetlands, etc., required tree save and landscape buffers, other unbuildable land, designated tree save areas)
 - Total buildable area:
- A detailed summary of Impervious area calculations: (Buildings, accessory structures, etc., drives, parking, service courts, etc., sidewalk, outdoor patios, etc., detention areas)
 - Total Impervious area
- Detailed planting key, including the botanical + common name; # of each; size (caliper, height, width).
- An estimated cost of the landscape improvements.
- Pertinent site features, including buildings, sidewalks, drives, parking areas, site lighting, meter boxes, curbing and the available water source.
- Greenbelts, buffers, stormwater detention areas, drainage inlets and structures, wetlands and floodplain areas. Any easements.

Landscape Plan Design Checklist

per Land Development Section 1112 Landscape Plan Notes

- All plant material shall comply with the latest edition of the American Standard for Nursery Stock as prepared by the American Association of Nurserymen and adopted by the American National Standards Institute, Inc. (ANSI Z60.1).
- All plant material shall be maintained in compliance with the latest edition of the National Tree Care Standards as prepared by the Tree Care Industry Association (TCIA) and adopted by the American National Standards Institute (ANSI A300).
- It shall be the duty of any person or persons owning or occupying property subject to this ordinance to maintain said property in good condition so as to present a healthy, neat, and orderly appearance. Property shall be kept free from refuse and debris. Planting beds shall be mulched with a minimum of three inches of fresh mulch at least once each year to prevent weed growth and to maintain soil moisture. Plant materials shall be pruned as necessary to maintain good health and character. Turf areas shall be mowed periodically. All roadways, curbs and sidewalks shall be edged when necessary in order to prevent encroachment from adjacent grassed areas.
- Where landscaping areas adjoin grassed rights-of-way, such areas shall be considered part of the landscaped area for purposes of maintenance. At of completion of site improvements, the property owner shall have an implied easement on rights-of-way extending from the site to the road pavement in order to complete the required maintenance.
- A maintenance inspection of trees shall be performed periodically within and at the end of three full years from the date the certificate of occupancy is issued. Project owners at the time of the maintenance inspections are responsible for ordinance compliance.
- The owners of the property and their agents, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features shown on this plan. The owners shall be responsible for annual maintenance of the vegetation to include, but not be limited to, fertilization, pruning (within limits), pest control, mulching, mowing, protection of the root zones from equipment, construction and related material, watering schedule for irrigation system and any other continuing maintenance operations required to maintain the health and vitality of all plant material. Failure to maintain all plantings in accordance with this plan shall constitute a violation of this ordinance and shall result in issuance of appropriate citations and/or fines.
- All plant material shall be allowed to reach its mature size and shall be maintained at its mature size. Except for trimming and pruning done in strict accordance with the terms, conditions and provisions of a permit issued by the city, vegetation shall not be cut or severely pruned or otherwise damaged so that their natural form is impaired. A violation of this section shall subject the violator to a fine as specified within the land development ordinance. In addition to this fine, the owner of the property where a violation has occurred shall be required to replace each unlawfully pruned, damaged, or removed tree with a tree of equal size as determined by the city.
- The property owner shall guarantee all plant material for a minimum of three years from date of acceptance by the city landscape architect and the issuance of a certificate of occupancy. Thereafter, the city landscape architect shall inspect said improvements and shall make a determination of whether or not the required trees and landscaping are healthy and have a reasonable chance of surviving to maturity. The owner shall be notified by letter of any replacements or restoration that must be made to maintain compliance with this ordinance. All unhealthy and dead plant material shall be replaced within 45 days of receipt of such letter in conformance with the approved landscape plan.
- After development is complete, the city landscape architect shall continue to make random inspections to insure that all existing trees of protected size as well as replacement and/or supplemental trees are maintained. Tree planting shall be required should any of these trees die, be removed, or be destroyed at any time after completion of development. This regulation applies to all projects regardless of the date the development permit or development approval was issued.